



LAND USE COMMISSION

Wednesday, November 20, 2024 | 6:00 P.M.
James C. Lytle City Council Chamber, Second Floor
Lorraine H. Morton Civic Center, 2100 Ridge Avenue

AGENDA

Those wishing to make public comments at the Land Use Commission meeting may submit written comments in advance or sign up to provide public comment in-person during the meeting by calling/texting 847-448-4311 or completing the Land Use Commission meeting online comment form available by clicking [here](#), or visiting the Land Use Commission webpage, <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>, clicking on How You Can Participate, then clicking on Public Comment Form. Community members may watch the Land Use Commission meeting online at www.cityofevanston.org/channel16 or on Cable Channel 16.

I. CALL TO ORDER/DECLARATION OF A QUORUM

II. NEW BUSINESS

A. Public Hearing | Comprehensive Plan - Envision Evanston 2045

The City of Evanston is proposing a new Comprehensive General Plan to guide development for the next 20 years. The draft plan includes a vision statement, goals, policies and actions related to the environment; land use; transportation; housing; economic development; placemaking, arts and culture; parks and open space; and preservation.

III. COMMUNICATIONS

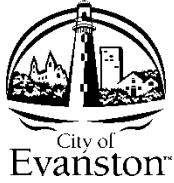
IV. PUBLIC COMMENT

V. ADJOURNMENT

The next Evanston Land Use Commission meeting will be held **on Wednesday, December 4, 2024, at 6:00 pm**, in the James C. Lytle Council Chambers in the Lorraine H. Morton Civic Center.

Order & Agenda Items are subject to change. Information about the Land Use Commission is available at: <https://www.cityofevanston.org/government/boards-commissions-and-committees/land-use-commission>. Questions can be directed to Meagan Jones, Neighborhood and Land Use Planner, at mmjones@cityofevanston.org or 847-448-4311. The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-866-2919 (Voice) or 847-866-5095 (TTY). Requests for access assistance must be made 48 hours (two working days) in advance. Requests received with less than 48 hours (two working days) advance notice will be attempted using best efforts, but cannot be guaranteed.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).



Memorandum

To: Chair and Members of the Land Use Commission

From: Meagan Jones, Neighborhood and Land Use Planner, Melissa Klotz, Zoning Administrator, Sam Hubbard, Senior Planner, and Liz Williams, Planning Manager

Subject: Public Hearing - Envision Evanston 2045 Comprehensive Plan

Date: November 8, 2024

Request

The City of Evanston proposes a new Comprehensive General Plan to guide development for the next 20 years. The draft plan includes a vision statement, goals, policies, and actions related to the environment; land use; transportation; housing; economic development; placemaking, arts and culture; parks and open space; and preservation. The Land Use Commission makes a recommendation to the City Council.

Notice

Notice for this hearing was filed in conformance with applicable procedural and public notice requirements including publication in the Evanston Review on October 31, 2024.

Background

The City initiated Envision Evanston 2045, a year-long process to rewrite the Comprehensive Plan and Zoning Code. The City Council approved the process in July 2023 and entered into a contract with a consultant to analyze existing plans and facilitate an ongoing public engagement process to develop both documents. To date, the consultants have produced a Preliminary Finding Report and a Zoning Diagnostic Report summarizing existing conditions and key findings to support the development of the draft Comprehensive Plan. The draft Comprehensive Plan was released on November 5, 2024. Community members and several City Boards, Commissions, and Committees, including the Land Use Commission, will take the next three months to review the draft before providing feedback and making recommendations to the City Council for their consideration in February 2025.

Comprehensive Plan Organization

The draft Comprehensive Plan lays out a vision for Evanston to implement together over the next 20 years. The plan prioritizes seven goals, developed based on public input, that serve as guiding principles for investment. The goals include; Fostering a Healthy Community, Strengthening the Local Economy, Prioritizing Environmental Sustainability, Investing in Transportation Options, Increasing Housing Diversity, Creating Equitable Opportunities for All, and Celebrating Arts and Culture. These goals are discussed across eight chapters:

1. Land Use
2. Transportation
3. Parks and Open Space
4. Environment
5. Economic Development
6. Housing
7. Placemaking, Arts and Culture
8. Preservation

The introduction outlines important considerations to achieve the Plan's goals, provides demographic information, summarizes the major themes based on public engagement, and establishes a future land use strategy. The Plan also includes a Future Land Use Map, which informs recommended policies and action items, as well as the establishment of zoning districts and corresponding zoning regulations.

Chapters 2 through 9 provide greater detail on each of the Plan's focus areas, outlining existing conditions, key challenges and opportunities, policy statements, and corresponding action items that aim to achieve the goals stated above.

Review Procedure and Next Steps

The Land Use Commission's review procedures for the Comprehensive Plan are outlined in City Code Section 2-7-8. The City Code summarizes the adoption procedures, establishes an effective date for an approved plan, and requires a public hearing to occur before the Land Use Commission makes a recommendation to the City Council. In addition to the public hearing and Land Use Commission recommendation, the City will host Town Hall sessions so community members can share feedback on the draft Plan. In addition, several other Boards, Commissions, and Committees will review the draft plan and provide feedback before the draft is updated and sent to the City Council for their consideration in February 2025.

On November 20, 2024, the Land Use Commission will open a public hearing for the Comprehensive General Plan. The Commission will hear a presentation from City staff and then community members will have an opportunity to share their comments. Once public testimony has concluded, the Commission will provide initial comments on the draft. The public hearing is anticipated to be continued to January 8, 2025, where any requested continuances will be heard and the Commission will provide additional comment. The public hearing is scheduled to be closed on January 15, 2024, with the Commission's deliberations and recommendation to the City Council.

Per Section 2-7-8-C, if the City Council does not take action within 90 days of the close of the public hearing, a subsequent hearing must be held. The adopted Comprehensive Plan will take effect 10 days after the adoption notice is filed with the County Recorder of Deeds.

Attachments

[Draft Comprehensive Plan](#)